



Baltimore County
Department of Planning

Quarterly Subdivision Report

Fourth Quarter

October 1, 2015 – December 31, 2015

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Introduction

This issue of the Quarterly Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning October 1, 2015 and ending December 31, 2015. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of February 2016. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

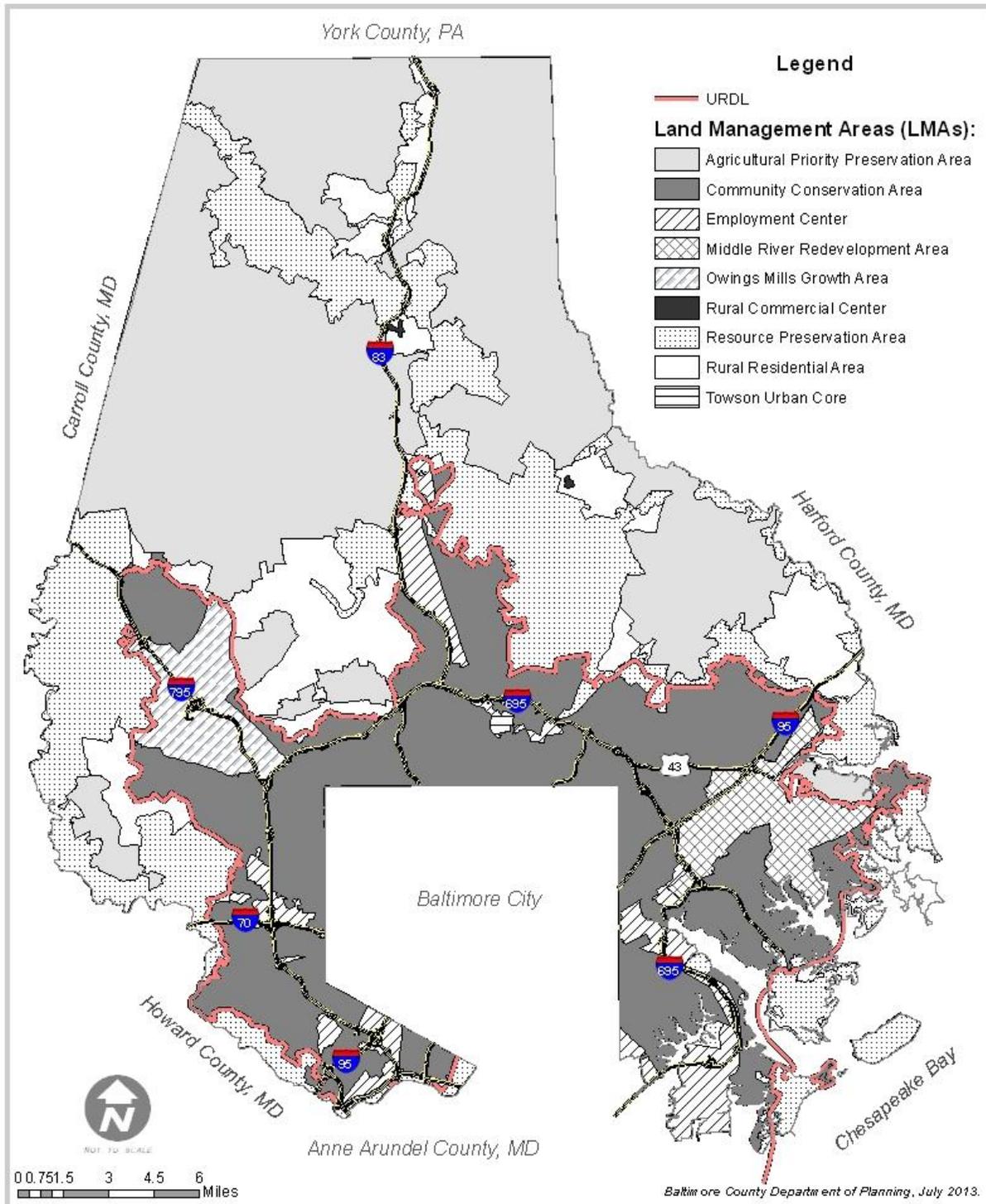
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

Development Summary

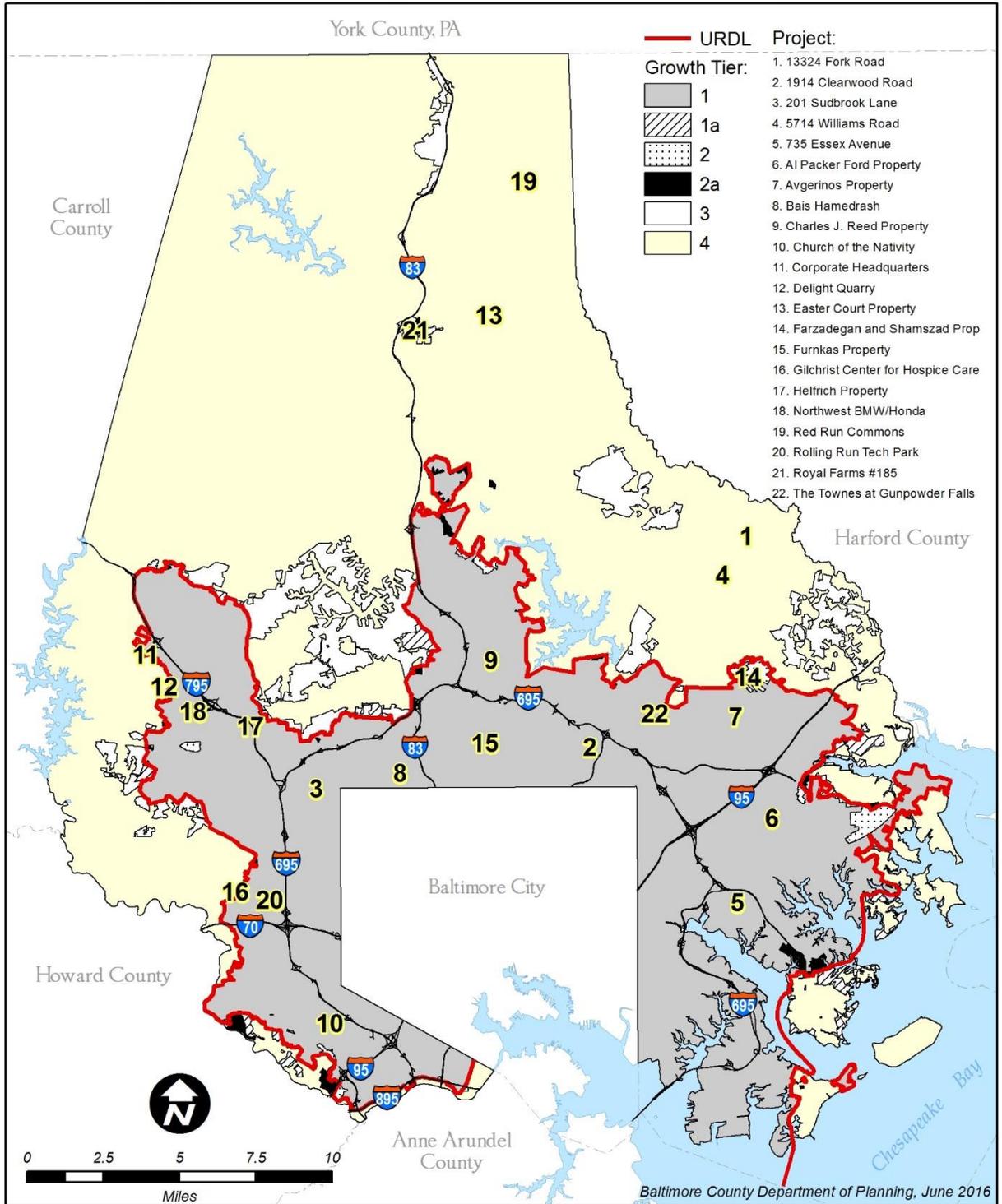
During the 4th quarter of 2015, Baltimore County approved 22 development plans. During this reporting period, five major developments, seven limited development and 10 minor developments were approved (Figure 1). All but six of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 6 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 4th Quarter, 2015

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	13324 FORK ROAD	MINOR	SFD	RC 2	17.997	APPA	4
2	1914 CLEARWOOD ROAD	MINOR	SFD	DR 5.5	0.299	CCA	1
3	201 SADBROOK LANE	MINOR	SFD	DR 5.5	0.8900	CCA	1
4	5714 WILLIAMS ROAD	MINOR	SFD	RC 2	6.898	APPA	4
5	735 ESSEX AVE	MINOR	SFD	DR 5.5	0.48	CCA	1
6	AL PACKER FORD PROPERTY	LIMITED	COMMERCIAL	BR-IM	22.150	MRRA	1
7	AVGERINOS PROPERTY	MINOR	SFD	DR 5.5, DR 3.5	1.976	CCA	1
8	BAIS HAMEDRASH	MINOR	SFD	DR 3.5	8.454	CCA	1
9	CHURCH OF THE NATIVITY	LIMITED	INSTITUTION	DR 3.5	13.820	CCA	1
10	CORPORATE HQ-ANCHORED MIXED USE PROJECT	LIMITED	MIXED	BM, RO, DR 3.5	17.320	CCA	1
11	DELIGHT QUARRY	MAJOR	MIXED	DR 1, DR 3.5, BM	119.930	OMGA	1
12	EASTER COURT PROPERTY	MAJOR	MIXED	ML-IM, DR 1, RC 5	28.400	OMGA	1, 4
13	FARZADEGAN AND SHAMZAD PROPERTY PARCEL 2	MINOR	SFD	RC 2	81.501	APPA	4
14	FURNKAS PROPERTY	MINOR	SFD	DR 2	1.879	CCA	2
15	GILCHRIST CENTER FOR HOSPICE CARE	LIMITED	INSTITUTION	O 2, DR 2	2.600	CCA	1
16	HELFRICH-SECTION 2	MAJOR	SFA	DR 5.5	13.770	EC	1
17	NORTHWEST BMW/HONDA	LIMITED	COMMERCIAL	BM	2.900	OMGA	1
18	RED RUN COMMONS	MAJOR	MIXED	ML-IM	8.400	OMGA	1
19	REED, CHARLES J. PROPERTY	MINOR	SFD	RC 2	11.400	APPA	4
20	ROLLING RUN TECH PARK	LIMITED	OFFICE	O 3	5.610	EC	1
21	ROYAL FARMS # 185	LIMITED	COMMERCIAL	BL-CR	6.110	RRA	2A
22	THE TOWNES AT GUNPOWDER FALLS	MAJOR	SFA	DR 5.5, BL-AS, BL	5.820	CCA	1

Source: Baltimore County Government, February 2016.

Approved Development Plans, 4th Quarter, 2015



Residential Development

In the 4th quarter of 2015, Baltimore County approved 210 housing units, 47% being multi-family units (See Figure 2). There were 21 single family detached, 90 single family attached and 99 multi-family units. All but 10 units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 4th Quarter 2015.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	13324 FORK ROAD	APPA	4	MINOR	SFD	2	0	0	0	2
2	1914 CLEARWOOD ROAD	CCA	1	MINOR	SFD	2	0	0	0	2
3	201 SADBROOK LANE	CCA	1	MINOR	SFD	3	0	0	0	3
4	5714 WILLIAMS ROAD	APPA	4	MINOR	SFD	2	0	0	0	2
5	735 ESSEX AVE	CCA	1	MINOR	SFD	2	0	0	0	2
7	AVGERINOS PROPERTY	CCA	1	MINOR	SFD	3	0	0	0	3
8	BAIS HAMERDRASH	CCA	1	MINOR	SFD	1	0	0	0	1
11	DELIGHT QUARRY	OMGA	1	MAJOR	MIXED	0	0	0	27	27
13	FARZADEGAN AND SHAMZAD PROPERTY	APPA	4	MINOR	SFD	2	0	0	0	2
14	FURNKAS PROPERTY	CCA	2	MINOR	SFD	3	0	0	0	3
16	HELFRICH-SECTION 2	EC	1	MAJOR	SFA	0	0	62	0	62
18	RED RUN COMMONS	OMGA	1	MAJOR	MIXED	0	0	0	72	72
19	REED, CHARLES J. PROPERTY	APPA	4	MINOR	SFD	1	0	0	0	1
22	THE TOWNES AT GUNPOWDER FALLS	CCA	1	MAJOR	SFA	0	0	28	0	28
SUM:						21	0	90	99	210
Percentage:						10.00%	0.00%	42.86%	47%	100%

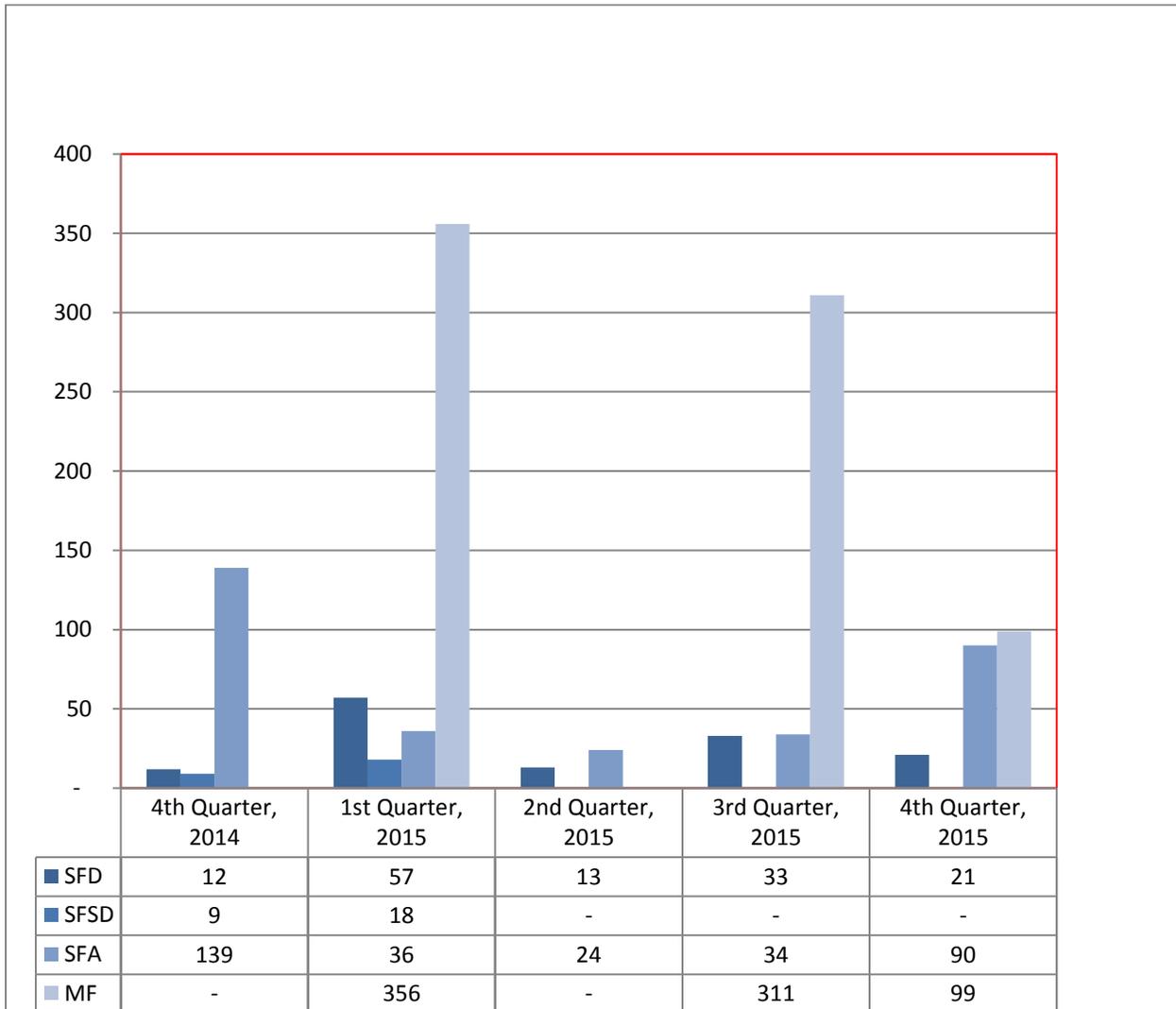
Source: Baltimore County Government, February 2016.
 SFD: Single family detached. SFA: Single family attached.
 SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 4th Quarter, 2014 - 4th Quarter, 2015

LMA Code	LMA Name	4th Quarter, 2014	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	Total
APPA	Agricultural Priority Preservation Area	0	2	0	6	7	15
CCA	Community Conservation Area	160	465	11	336	42	1014
EC	Employment Center	0	0	0	34	62	96
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRRA	Middle River Redevelopment Area	0	0	0	0	0	0
OMGA	Owings Mills Growth Area	0	0	26	0	99	125
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	0	0	2	0	2
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	160	467	37	378	210	1,252

Source: Baltimore County Government, December 2015

Figure 4. Units by Type in Approved Development Plans 4th Quarter 2014- 4th Quarter 2015



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 4th quarter of 2014 continuing through the 4th quarter of 2015.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from 4th quarter 2014 to 4th quarter 2015, 1,715 units were approved for occupancy. Of them, 83.7% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 4th quarter of 2015, over 87% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 4th Quarter, 2014 – 4th Quarter, 2015

Housing Type	4th Quarter, 2014	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	Total
SFD	154	98	109	127	122	610
SFSD	10	4	2	0	2	18
SFA	27	85	419	149	128	808
MF	12	0	140		127*	279
Sum	203	187	670	276	379	1,715

*= Senior Apartment Buildings

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 4th Quarter, 2015

LMA	SFD	SFSD	SFA	MF	Total
APPA	10	-	-	-	10
EC	-	-	18	-	18
CCA	67	2	39	127*	235
MRRA	21	-	14	-	35
OMGA	6	-	30	-	36
RPA	8	-	27	-	35
RRA	10	-	-	-	10
TUC	-	-	-	-	0
Sum	122	2	128	127	379

Policy Area Type	# of Units	% Share of Total
Urban LMA	324	85.49%
Rural LMA	55	14.51%

Occupancy Permits by Growth Tier, 4th Quarter 2015						
Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	97	2	105	127*	331	87.34%
1a	1	-	-	-	1	0.26%
2	-	-	23	-	23	6.07%
2a	-	-	-	-	0	0.00%
3	3	-	-	-	3	0.79%
4	21	-	-	-	21	5.54%
Sum	122	2	128	127	379	100%

Non-Residential Developments

There were eight non-residential development plans approved in the 4th quarter of 2015 (Figure 7). The largest development consisted of an 831,600 square foot mixed use limited exemption approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 4th Quarter, 2015

Map Key	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total	
6	AL PACKER FORD PROPERTY	MRRA	Proposed service building and parking area.	Limited	Commercial	-	-	-	-	9,933sf	-	9,933sf	
9	CHURCH OF THE NATIVITY	CCA	Proposed addition and parking	Limited	Institution	-	30,000sf	-	-	-	-	30,000sf	
10	CORPORATE HQ- ANCHORED MIXED USE PROJECT	CCA	Proposed office, retail restaurant, and hotel.	Limited	Mixed	-	-	203,000sf	22,000sf	80,600sf	526,000sf	831,600sf	
12	EASTER COURT PROPERTY	OMGA	Proposed Bldgs.	Limited	Mixed	-	-	-	-	-	78,680sf	78,680sf	
15	GILCHRIST CENTER FOR HOSPICE CARE	CCA	Proposed addition.	Limited	Institution	-	840sf	-	-	-	-	840sf	
17	NORTHWEST BMW/HONDA	OMGA	Proposed showroom addition	Limited	Commercial	-	-	-	-	4,742sf	-	4,742sf	
20	ROLLING RUN TECH PARK	EC	Proposed office.	Limited	Office	-	-	58,609sf	-	-	-	58,609sf	
21	ROYAL FARMS	RRA	Proposed Royal Farms with carry out and gasoline.	Limited	Commercial	-	-	-	-	5,125sf	-	5,125sf	
Source: Baltimore County Government, December 2015.						SUM:	0sf	30,840sf	261,609sf	22,000sf	100,400sf	604,680sf	1,019,529sf
						Percentage:	0%	3.02%	25.66%	2.16%	9.85%	59.31%	100%

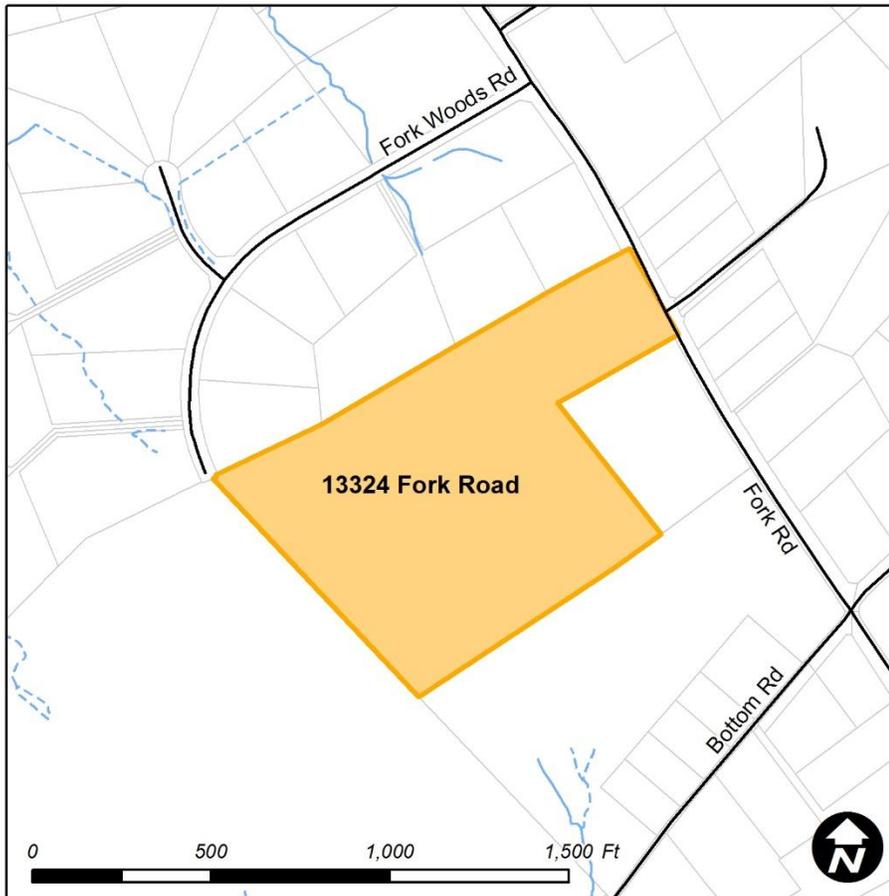
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

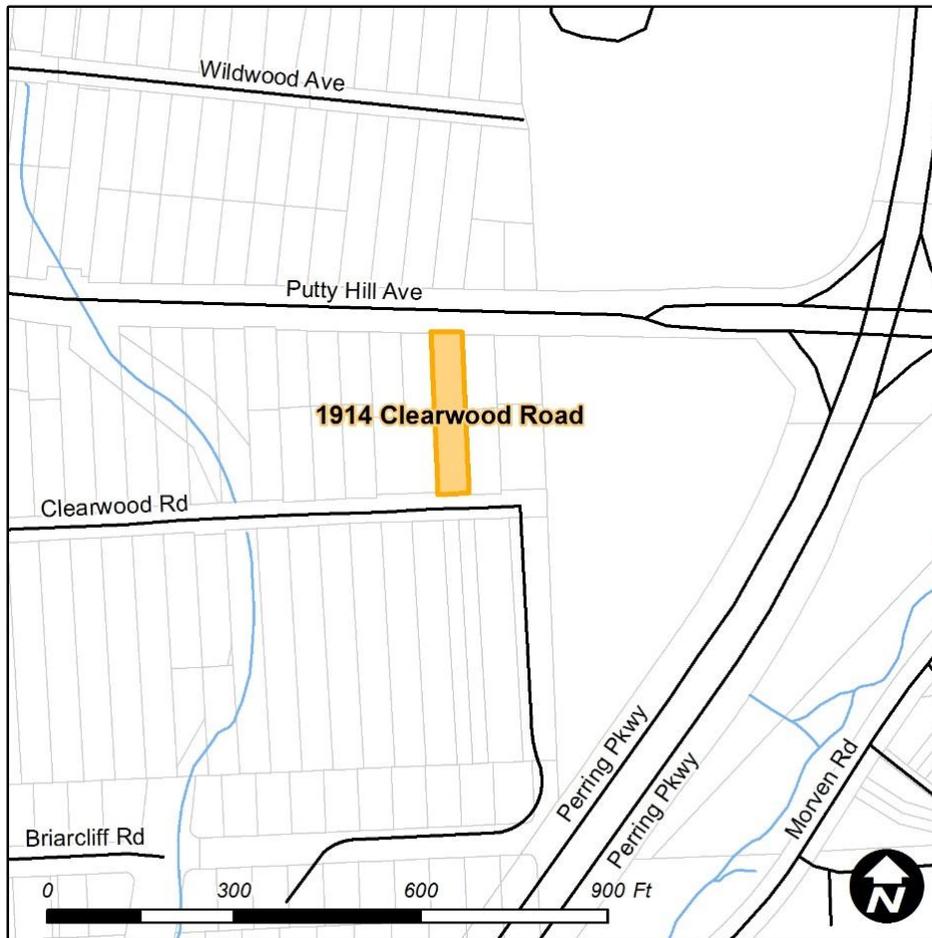
13324 Fork Road

DEVELOPMENT TRACK:	Minor	PAI #	111131			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15006M			
		LIMITED #				
LOCATION:	13324 Fork Road					
MAP	45	COUNCIL DISTRICT	3	PLAN SUBMITTED	2/24/2015	
BLOCK	13	LMA	APPA	PLAN APPROVAL	12/16/2015	
PARCEL	60	Growth Tier	4			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES 17.997
SFD	2	DVLP SFD	1	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 17.997
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



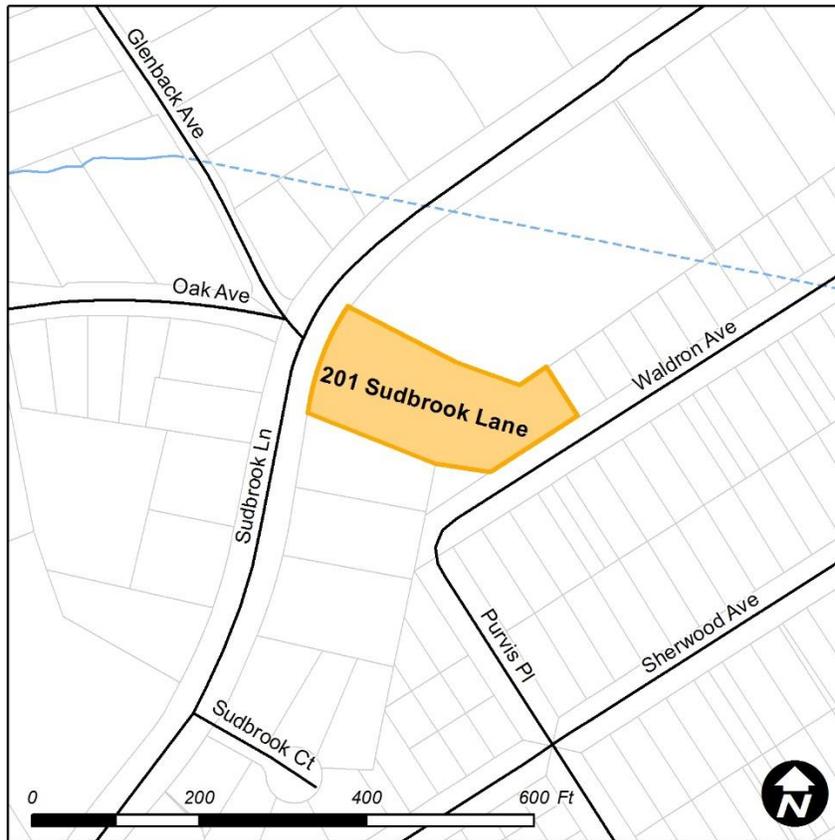
1914 Clearwood Road

DEVELOPMENT TRACK:	Minor	PAI #	90846				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14035M				
		LIMITED #					
LOCATION:	1914 Clearwood Road						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	8/15/2014		
BLOCK	18	LMA	CCA	PLAN APPROVAL	12/23/2015		
PARCEL	719	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	0.299
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.299
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



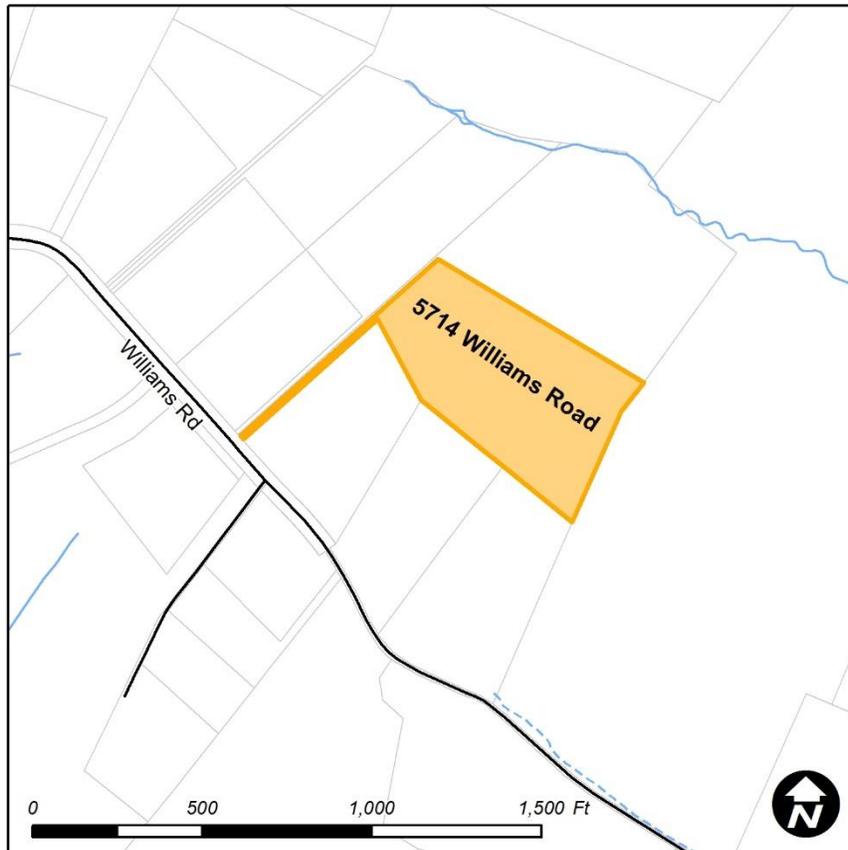
201 Sudbrook Lane

DEVELOPMENT TRACK:	Minor	PAI #	30507				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15015M				
		LIMITED #					
LOCATION:	201 Sudbrook Lane						
MAP	78	COUNCIL DISTRICT	2	PLAN SUBMITTED	4/30/2015		
BLOCK	8	LMA	CCA	PLAN APPROVAL	11/17/2015		
PARCEL	351	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	0.89
SFD	3	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.89
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



5714 Williams Road

DEVELOPMENT TRACK:	Minor	PAI #	111132			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15008M			
		LIMITED #				
LOCATION:	5714 Williams Road					
MAP	54	COUNCIL DISTRICT	3	PLAN SUBMITTED	2/25/2015	
BLOCK	2	LMA	APPA	PLAN APPROVAL	10/22/2015	
PARCEL	338	Growth Tier	4			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES 6.898
SFD	2	DVLP SFD	1	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 6.898
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



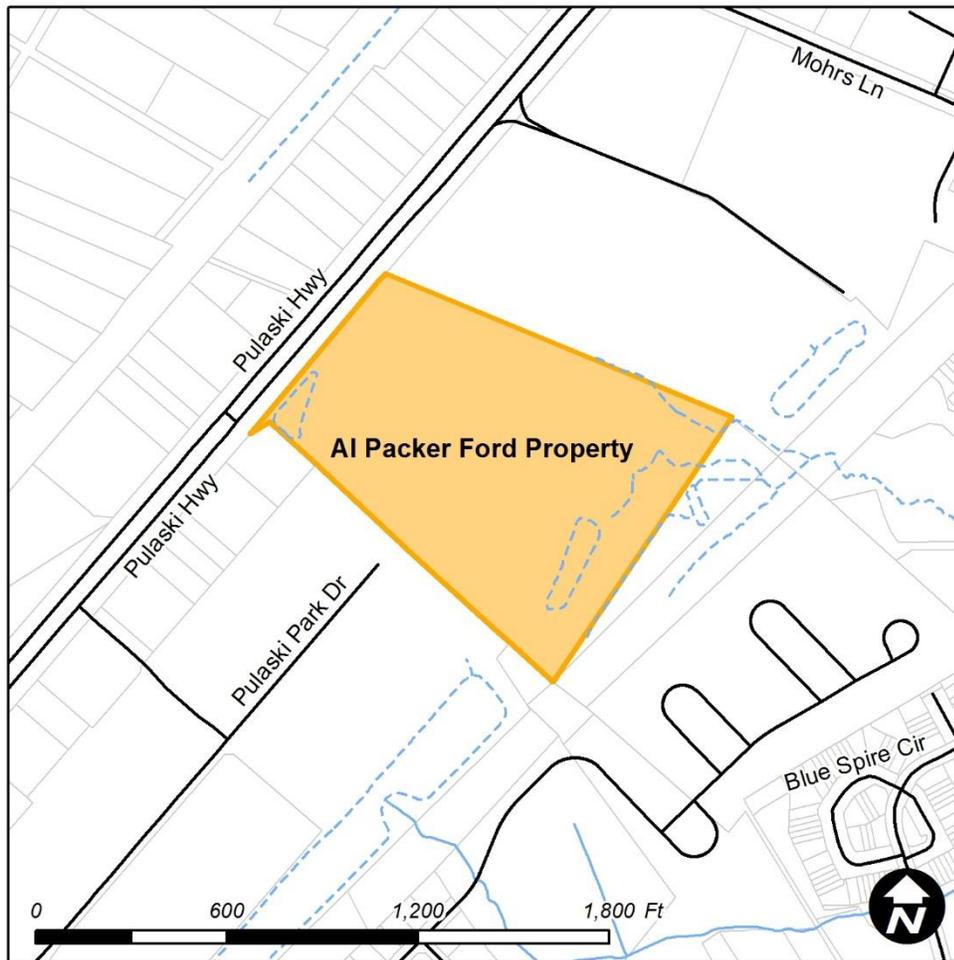
735 Essex Ave

DEVELOPMENT TRACK:							
TRACK:	Minor	PAI #	150992				
DEVELOPMENT TYPE: SFD							
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14040M				
LIMITED #							
LOCATION: 735 Essex Ave							
COUNCIL PLAN							
MAP	90	DISTRICT	7	SUBMITTED	10/16/2014		
PLAN							
BLOCK	21	LMA	CCA	APPROVAL	10/29/2015		
PARCEL 620 Growth Tier 1							
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	0.48
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.48
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



AI Packer Ford Property

DEVELOPMENT TRACK:	Refinement	PAI #	150756			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
		LIMITED #				
LOCATION:	9801 Pulaski Hwy					
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	5/11/2015	
BLOCK	17	LMA	MRRRA	PLAN APPROVAL	10/2/2015	
PARCEL	269	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BR-IM	ACRES 22.15
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 22.15
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	2	DVLP OTHER	1			



Avgerinos Property

DEVELOPMENT TRACK:	Minor	PAI #	111080				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	08023M				
		LIMITED #					
LOCATION:	9415 Dana Vista Rd						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	6/2/2015		
BLOCK	9	LMA	CCA	PLAN APPROVAL	12/22/2015		
PARCEL	964	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	1.9277
SFD	3	DVLP SFD	1	ZONING2	DR 3.5	ACRES	0.048
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.9757
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



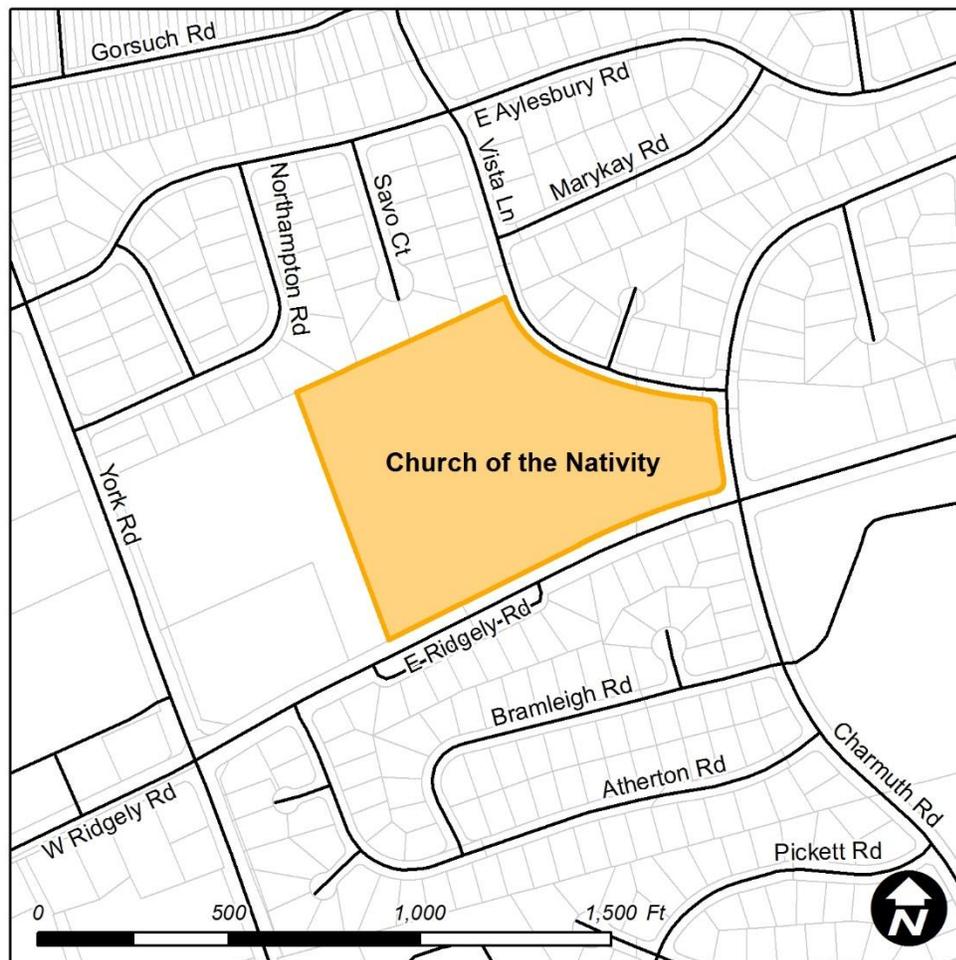
Bais Hamedrash

DEVELOPMENT TRACK:								Minor	PAI #	30505			
DEVELOPMENT TYPE:								SFD	MINOR SUB #:	14038M			
								LIMITED #					
LOCATION:								6823 Old Pimlico Rd					
MAP	79	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/4/2014								
BLOCK	1	LMA	CCA	PLAN APPROVAL	10/28/2015								
PARCEL	82	Growth Tier	1										
#PROPOSED:			#DEVELOPED:										
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	8.454						
SFD	1	DVLP SFD	0	ZONING2	ACRES								
SFSD	0	DVLP SFSD	0	ZONING3	ACRES								
SFA	0	DVLP SFA	0	TOTAL		8.454							
MULTIFAM	0	DVLP MFAM	0										
SPECIAL	1	DVLP SPECIAL	1										
OTHER	0	DVLP OTHER	0										



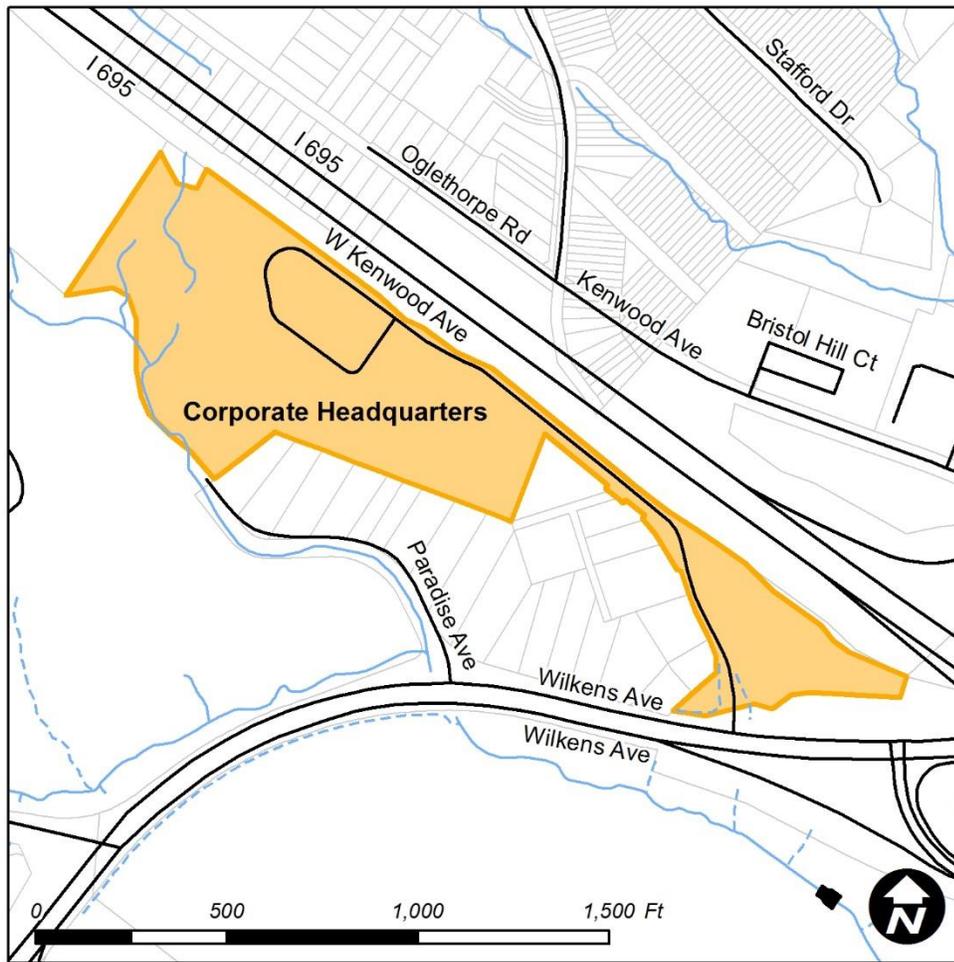
Church of the Nativity

DEVELOPMENT TRACK:	Limited	PAI #	80893			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:	LIMITED #			
LOCATION:	20 E. Ridgely Rd					
MAP	60	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/16/2015	
BLOCK	12	LMA	CCA	PLAN APPROVAL	10/27/2015	
PARCEL	758	Growth Tier	1			
#PROPOSED:	#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 3.5 ACRES	13.82
SFD	0	DVLP SFD	0	ZONING2	ACRES	
SFSD	0	DVLP SFSD	0	ZONING3	ACRES	
SFA	0	DVLP SFA	0	TOTAL		13.82
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	2	DVLP OTHER	1			



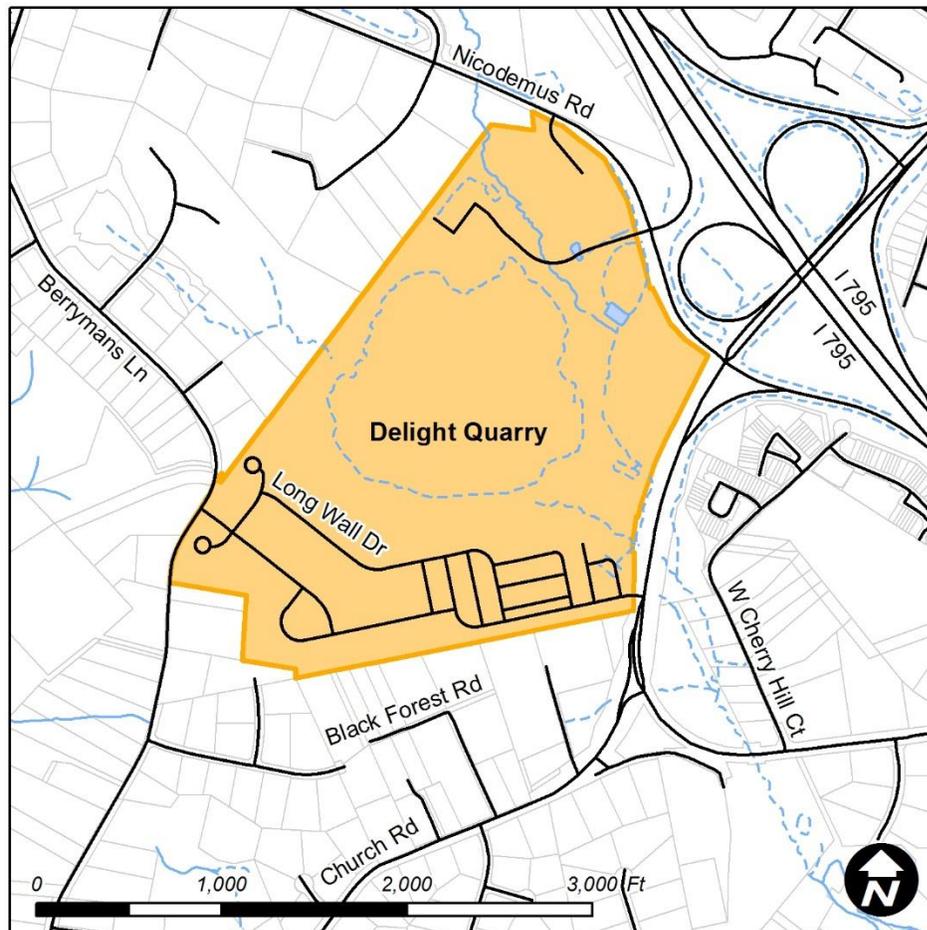
Corporate HQ-Anchored Mixed use Project

DEVELOPMENT TRACK:	Limited	PAI #	10575				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	314 to 320 W. Kenwood Ave						
MAP	101	COUNCIL DISTRICT	1	PLAN SUBMITTED	7/8/2015		
BLOCK	16	LMA	CCA	PLAN APPROVAL	12/21/2015		
PARCEL	516	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	6	UNITS/LOTS	0	ZONING1	BM	ACRES	12.88
SFD	0	DVLP SFD	0	ZONING2	RO	ACRES	2.23
SFSD	0	DVLP SFSD	0	ZONING3	DR	ACRES	1.55
SFA	0	DVLP SFA	0				TOTAL
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	6	DVLP OTHER	0				



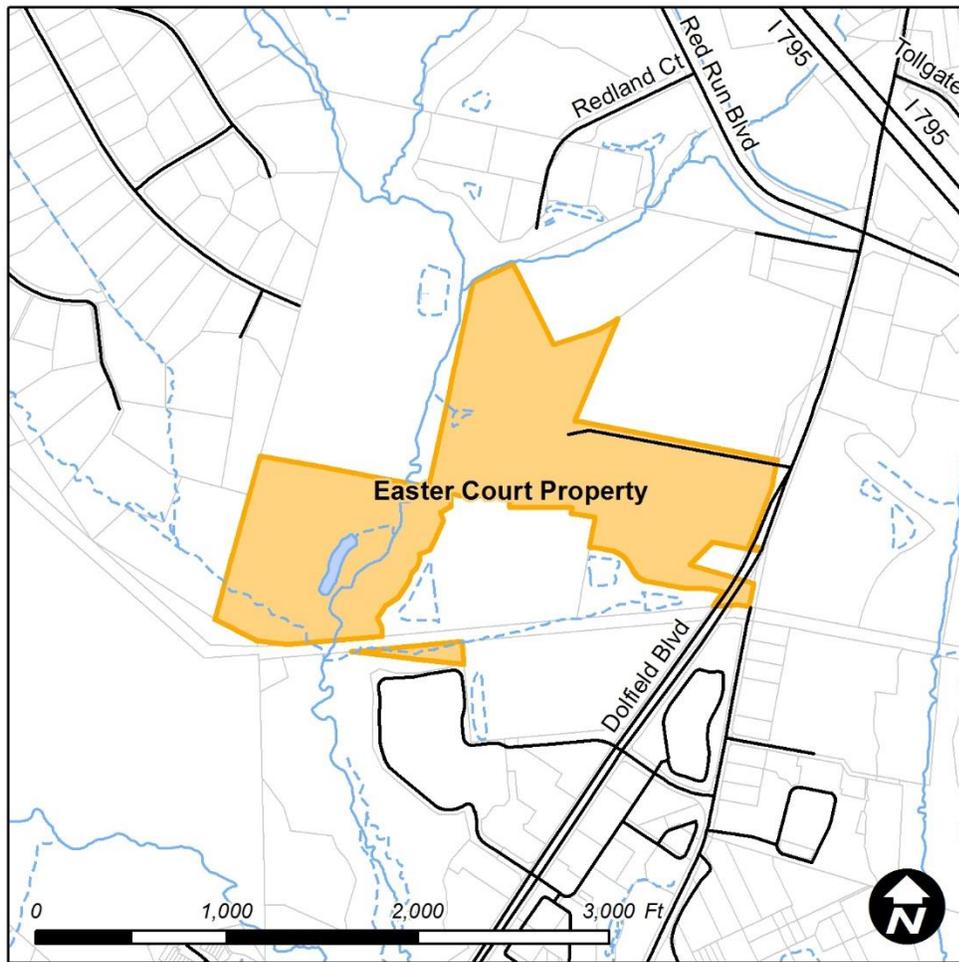
Delight Quarry

DEVELOPMENT TRACK:	Amendment	PAI #	40700				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	510 Quarry View Court						
MAP	57	COUNCIL DISTRICT	4	PLAN SUBMITTED	7/7/2015		
BLOCK	11	LMA	OMGA	PLAN APPROVAL	12/18/2015		
PARCEL	68	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	28	UNITS/LOTS	0	ZONING1	DR 1	ACRES	32.4
SFD	0	DVLP SFD	0	ZONING2	DR 3.5	ACRES	30.21
SFSD	0	DVLP SFSD	0	ZONING3	BM	ACRES	18
SFA	0	DVLP SFA	0			TOTAL	119.93
MULTIFAM	27	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



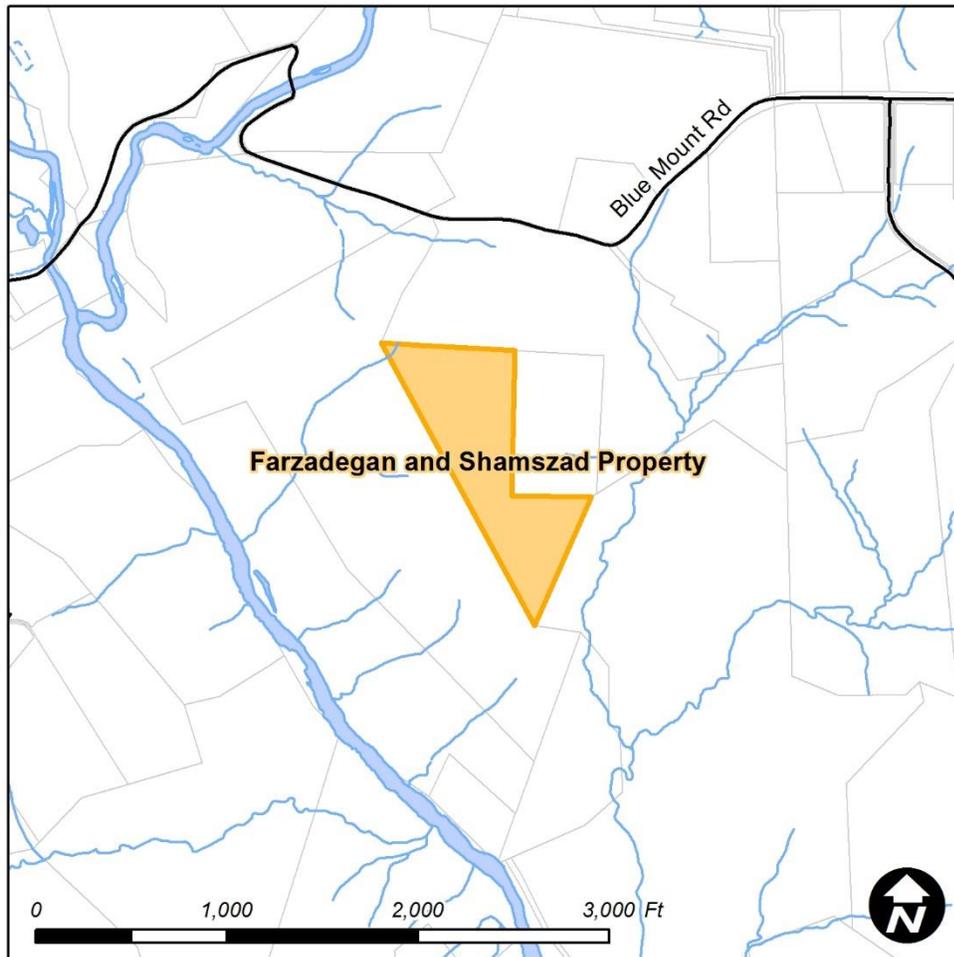
Easter Court Property

DEVELOPMENT TRACK:	Refinement	PAI #	40285			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	11250 Dolfield Blvd					
MAP	57	COUNCIL DISTRICT	3	PLAN SUBMITTED	11/24/2014	
BLOCK	24	LMA	OMGA	PLAN APPROVAL	12/1/2015	
PARCEL	525	Growth Tier	1, 4			
#PROPOSED:		#DEVELOPED:		ZONING1	ML-IM	ACRES
UNITS/LOTS	10	UNITS/LOTS	9	ZONING2	DR 1	ACRES
SFD	0	DVLP SFD	0	ZONING3	RC 5	ACRES
SFSD	0	DVLP SFSD	0			TOTAL
SFA	0	DVLP SFA	0			28.4
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	10	DVLP OTHER	9			



Farzadegan and Shamszad Property

DEVELOPMENT TRACK:	Minor	PAI #	100454				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	09025M				
		LIMITED #					
LOCATION:	1647 Blue Mount Rd						
MAP	22	COUNCIL DISTRICT	3	PLAN SUBMITTED	4/28/2009		
BLOCK	18	LMA	APPA	PLAN APPROVAL	12/21/2015		
PARCEL	44	Growth Tier	4				
#PROPOSED:		#DEVELOPED:		ZONING1	RC 2	ACRES	29.7879
UNITS/LOTS	2	UNITS/LOTS	0	ZONING2		ACRES	
SFD	2	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	81.5012
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



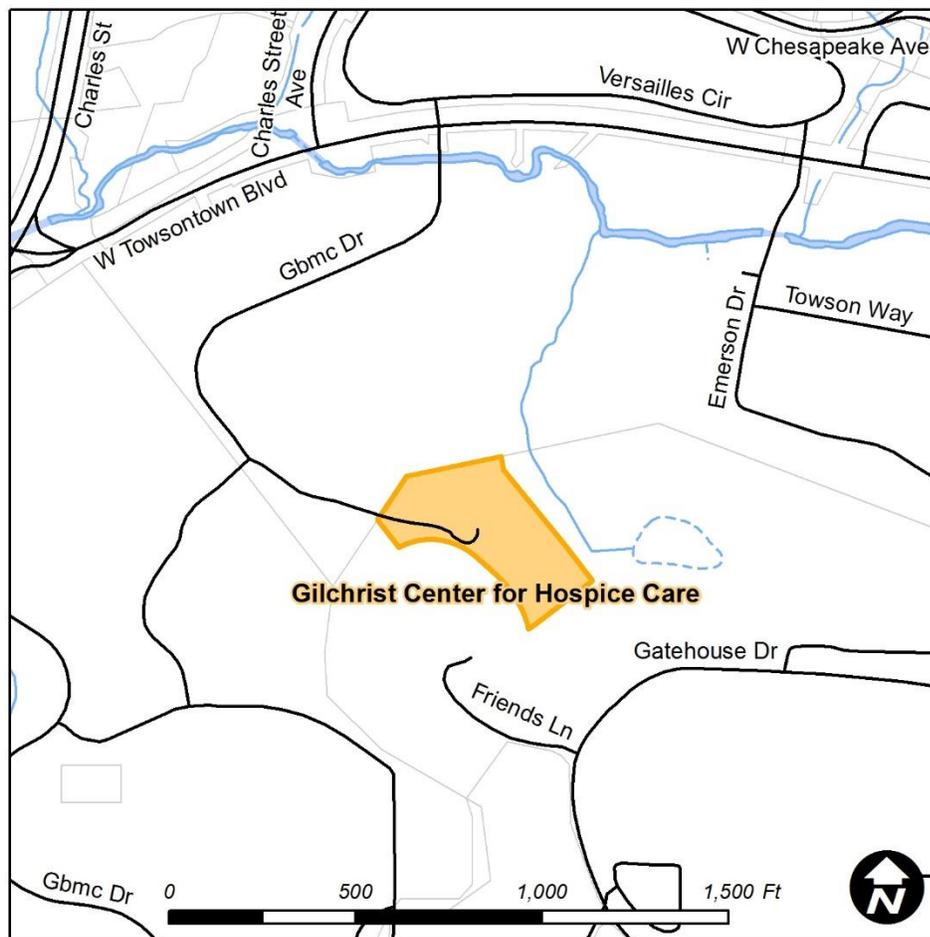
Furnkas Property

DEVELOPMENT TRACK:	Minor	PAI #	111121				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	13023M				
		LIMITED #					
LOCATION:	3908 Schroeder Ave						
MAP	63	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/21/2013		
BLOCK	15	LMA	CCA	PLAN APPROVAL	11/17/2015		
PARCEL	64	Growth Tier	2				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 2	ACRES	1.879
SFD	3	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.879
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



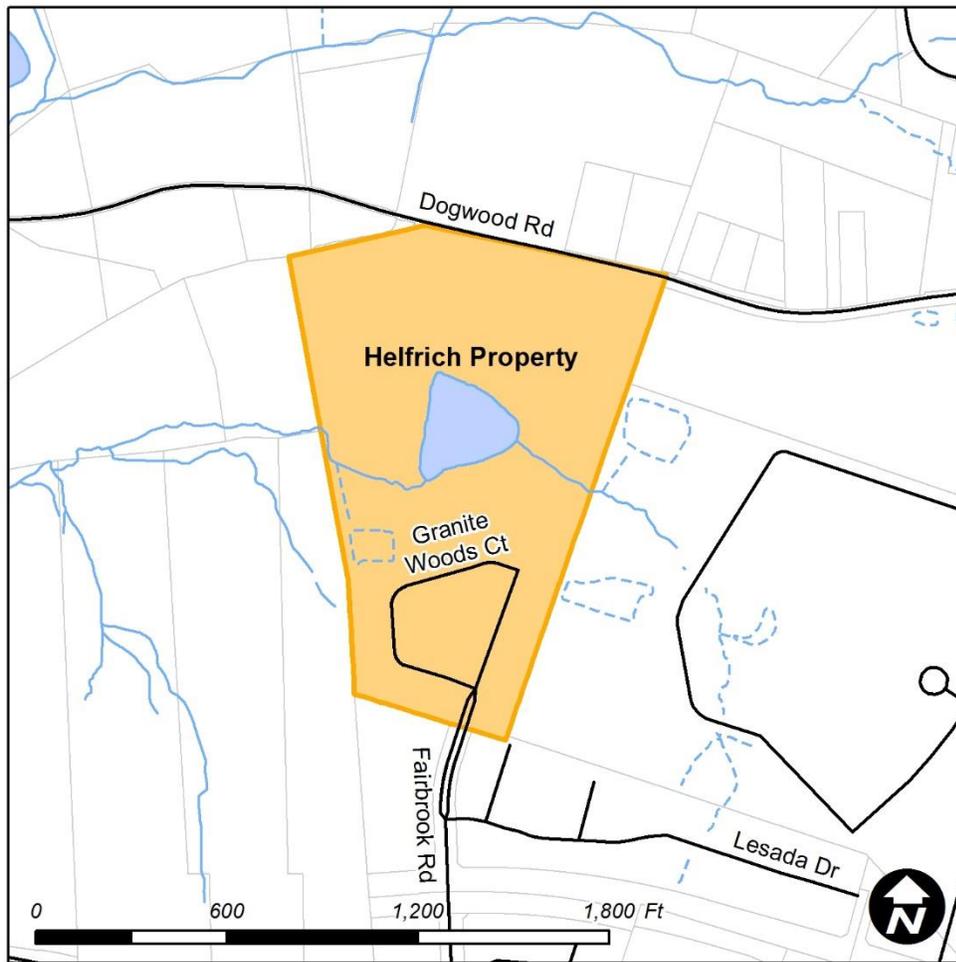
Gilchrist Center for Hospice Care

DEVELOPMENT TRACK:	Amendment	PAI #	90622			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:				
		LIMITED #				
LOCATION:	S of Towsontown Blvd, E of N Charles St.					
MAP	69	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/15/2015	
BLOCK	18	LMA	CCA	PLAN APPROVAL	11/23/2015	
PARCEL	583	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	O 2	ACRES 2.46
SFD	0	DVLP SFD	0	ZONING2	DR 2	ACRES 0.14
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 2.6
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	1	DVLP SPECIAL	1			
OTHER	0	DVLP OTHER	0			



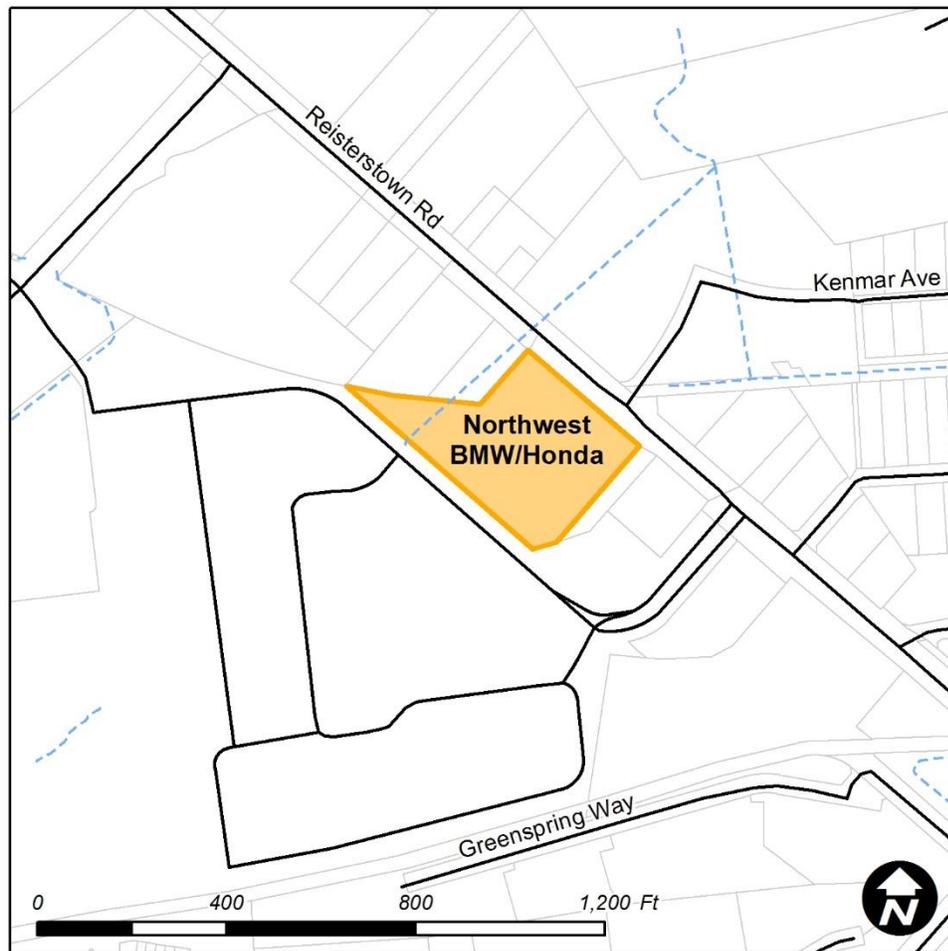
Helfrich - Section 2

DEVELOPMENT TRACK:	Major	PAI #	10489				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	7301 Dogwood Rd						
MAP	87	COUNCIL DISTRICT	1	PLAN SUBMITTED	6/4/2015		
BLOCK	22	LMA	EC	PLAN APPROVAL	11/27/2015		
PARCEL	268	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	62	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	13.77
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	62	DVLP SFA	0			TOTAL	13.77
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



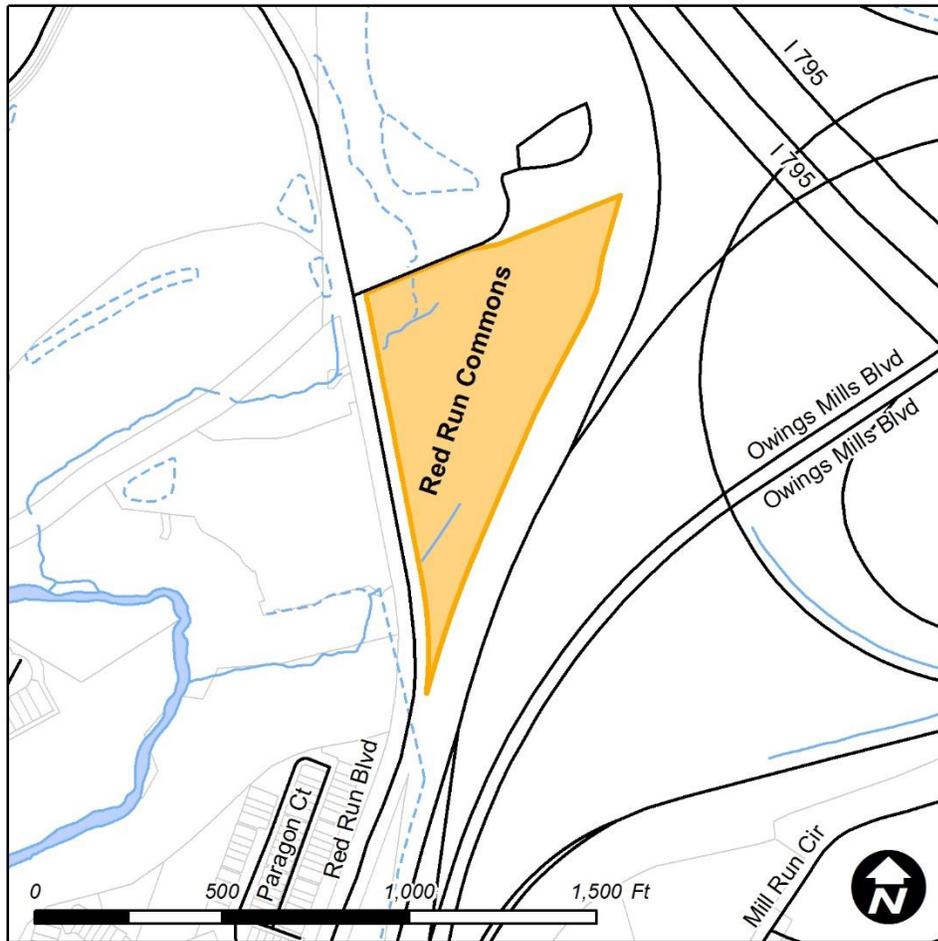
Northwest BMW/Honda

DEVELOPMENT TRACK:	Refinement	PAI #	30401				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	9700 Reisterstown Rd						
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/17/2015		
BLOCK	11	LMA	OMGA	PLAN APPROVAL	10/19/2015		
PARCEL	129	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	BM	ACRES	2.9
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			
MULTIFAM	0	DVLP MFAM	0	2.9			
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				



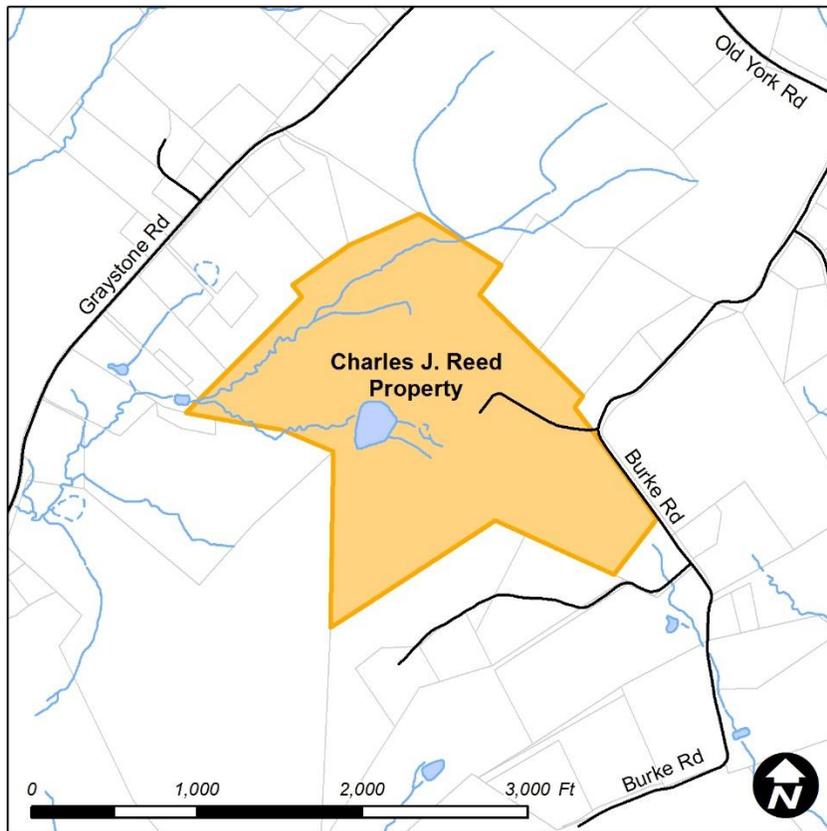
Red Run Commons

DEVELOPMENT TRACK:	Amendment	PAI #	40670				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	10630 Red Run Blvd						
MAP	67	COUNCIL DISTRICT	4	PLAN SUBMITTED	5/26/2015		
BLOCK	2	LMA	OMGA	PLAN APPROVAL	11/27/2015		
PARCEL	491	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	72	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	8.4
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			8.4
MULTIFAM	72	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



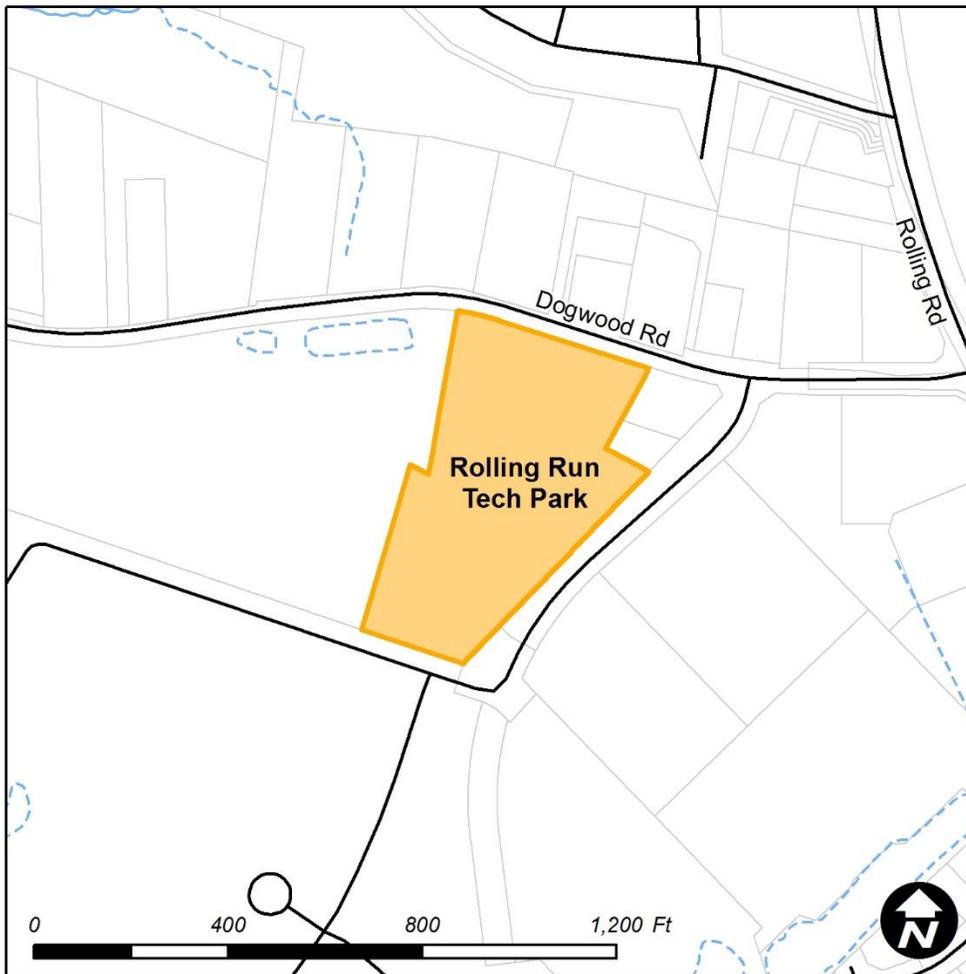
Reed, Charles J. Property

DEVELOPMENT TRACK:	Minor	PAI #	70324				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	96035M				
		LIMITED #					
LOCATION:	19520 Burke Rd						
MAP	13	COUNCIL DISTRICT	3	PLAN SUBMITTED	1/29/2013		
BLOCK	14	LMA	APPA	PLAN APPROVAL	10/16/2015		
PARCEL	20	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 2	ACRES	11.4
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	11.4
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



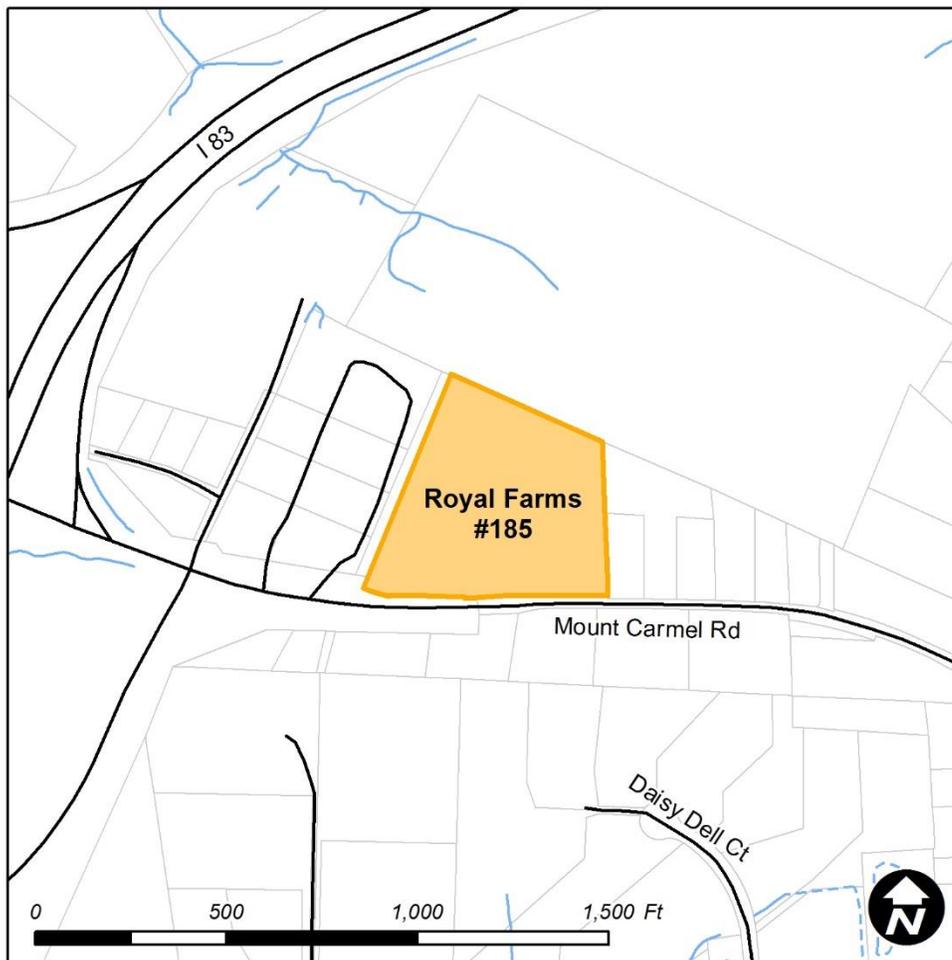
Rolling Run Tech Park

DEVELOPMENT TRACK:	Limited	PAI #	10586			
DEVELOPMENT TYPE:	Office	MINOR SUB #:	LIMITED #			
LOCATION:	2270 Rolling Run Drive					
MAP	87	COUNCIL DISTRICT	1	PLAN SUBMITTED	4/21/2015	
BLOCK	23	LMA	EC	PLAN APPROVAL	11/12/2015	
PARCEL	616	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	O 3 ACRES 5.61	
SFD	0	DVLP SFD	0	ZONING2	ACRES	
SFSD	0	DVLP SFSD	0	ZONING3	ACRES	
SFA	0	DVLP SFA	0		TOTAL 5.61	
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



Royal Farms #185

DEVELOPMENT TRACK:	Limited	PAI #	70449			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
		LIMITED #				
LOCATION:	118 Mount Carmel Rd					
MAP	22	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/28/2014	
BLOCK	14	LMA		PLAN APPROVAL	11/13/2015	
PARCEL	344	Growth Tier	2a			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL-CR	ACRES 6.11
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 6.11
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



The Townes at Gunpowder Falls

DEVELOPMENT TRACK:	Major	PAI #	111033				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	10105 Harford Rd						
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	12/26/2014		
BLOCK	4	LMA	CCA	PLAN APPROVAL	10/7/2015		
PARCEL	21	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	28	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	2.5
SFD	0	DVLP SFD	0	ZONING2	BL-AS	ACRES	1.76
SFSD	0	DVLP SFSD	0	ZONING3	BL	ACRES	1.07
SFA	28	DVLP SFA	0			TOTAL	5.33
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

